



*Town of*  
*North Stonington, Connecticut*

The Town of North Stonington is seeking a qualified engineering firm to perform a basic engineering study to determine the feasibility of septic systems and drainage. This basic engineering study will be part of the overall feasibility study for creation of an Incentive Housing Zone on town property located on Wintechog Hill Road.

Interested firms should contact the Selectmen's Office or Juliet Leeming, Senior Planning and Zoning Official, Town of North Stonington, 40 Main Street, North Stonington, CT 06359 for complete Proposals, Maps, and Details.

**Submission Deadline:**

Statements of Qualifications must be received at the North Stonington Town Hall.

Selectmen's Office, no later than Friday, May 30, 2014 at 4:00 PM. Statements received after this deadline will not be considered.

Nicholas H. Mullane, II, First Selectman

# **REQUEST FOR PROPOSALS**

## **North Stonington Affordable Housing Committee Feasibility Study for Incentive Housing Zone**

The North Stonington Affordable Housing Committee was recently awarded a Phase I Pre-development grant from the Department of Housing to conduct a feasibility study for an Incentive Housing Zone on town-owned parcels totaling 108 acres off of Wintechog Hill Road in North Stonington. The town is seeking a qualified engineering firm to perform basic engineering studies to determine the feasibility of septic systems and drainage on the subject parcels. The basic engineering study will be part of the overall feasibility study for creation of an Incentive Housing Zone on the parcels.

### **PROJECT BACKGROUND**

Incorporated in 1807, North Stonington is a rural town of approximately 54.3 square miles and 5,271 residents located on the Rhode Island border in Southeastern Connecticut. Currently, less than one percent of the town's 2,200+ housing units qualify as affordable in accordance with Connecticut General Statute 8-30g. A Comprehensive Housing Plan was adopted in January 2013, which articulated several objectives and actions intended to increase this percentage toward the State mandated ten percent goal. The Plan identified several potential opportunity areas for affordable housing and mixed use and developed some initial concept plans for the Wintechog Hill Opportunity Area with the help of UCONN Landscape Architecture students. Engineering studies are now needed to formally establish the maximum density for development by determining the soil conditions as they relate to septic systems and drainage.

### **SUMMARY OF TASKS**

1. Identify and map existing site features, (wetlands, ledge outcrops, drainage paths/courses, neighboring wells, etc.) that have an impact on design and placement of onsite subsurface sewage disposal systems and stormwater management infrastructure.
2. Assess the site's potential for onsite subsurface sewage disposal. A site investigation shall be in accordance with local and state regulations. Site investigation shall include but not be limited to the following required data: 1) Perform onsite soil testing in project limit area as illustrated on attached plot plan. 2) Soil testing shall be clearly marked in the field and a plot plan shall be provided to illustrate all soil test locations within project limit. Soil testing shall be verified by applicable local and state representatives. 3) Soil testing shall be performed by a licensed Professional Engineer in the State of CT. 4) Recommendations for onsite septic system placement and general design/layout parameters shall be provided. 5) A determination shall be made of the potential daily design flow based on existing soil conditions and expected uses. 6) Areas of unsuitable soil conditions, if found, shall be clearly marked on the plot plan. 7) A summary of all soil test data necessary for the design of onsite subsurface sewage disposal systems shall be provided to the Town of North Stonington and applicable regulatory agencies.
3. A drainage feasibility report shall be provided which addresses the site's potential for development in relation to onsite drainage. Information shall include but not be limited to: 1) Major drainage patterns & existing drainage courses. 2) Onsite and down stream sensitive areas/environments. 3) Potential impact on downstream drainage infrastructure. 4) Potential areas for stormwater attenuation. 5) Recommendation/parameters shall be summarized for onsite stormwater management in accordance with applicable regulations.

### **SUBMISSION REQUIREMENTS**

- 1) Background statement describing the firm, its discipline capabilities, principals, staff availability, location, and financial stability.
- 2) Qualifications and position with the firm of those individuals who will be assigned to the project. Include resumes of key personnel.
- 3) Statement of experience with similar projects. Identify location of the work, clients, contact information, dates of completion, and deliverables provided.

- 4) A description of the firm's proposed approach to this project, including establishing the project's financial feasibility, should be included. **Additional site information and location map available upon request.**
- 5) Organizational structure under which your firm is proposing to conduct this project. Identify any sub-consultants with their principal contact listed.
- 6) Concluding statement as to why your firm is best qualified to meet the needs of NSAHC and why your firm should be selected.
- 7) Three (3) copies of the Statement of Qualifications should be submitted to Juliet Leeming, Senior Planning and Zoning Official, Town of North Stonington, 40 Main Street, North Stonington, CT 06359.

The selected firm or team must demonstrate that they have sufficient and appropriately qualified staff and experience to carry out the project. Consultants must indicate who the project manager and key staff will be and the location of their office(s). The selected firm or team must meet the Town of North Stonington, State, and Federal affirmative action and equal opportunity employment practices.

#### **SELECTION PROCESS**

A selection committee comprised of NSAHC members, the Board of Selectmen, and the Senior Planning and Zoning Official and/or other town staff will evaluate qualifications. The firm selected shall be based on qualifications; however, firms may wish to include information on how project fees would be developed.

#### **SUBMISSION DEADLINE**

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